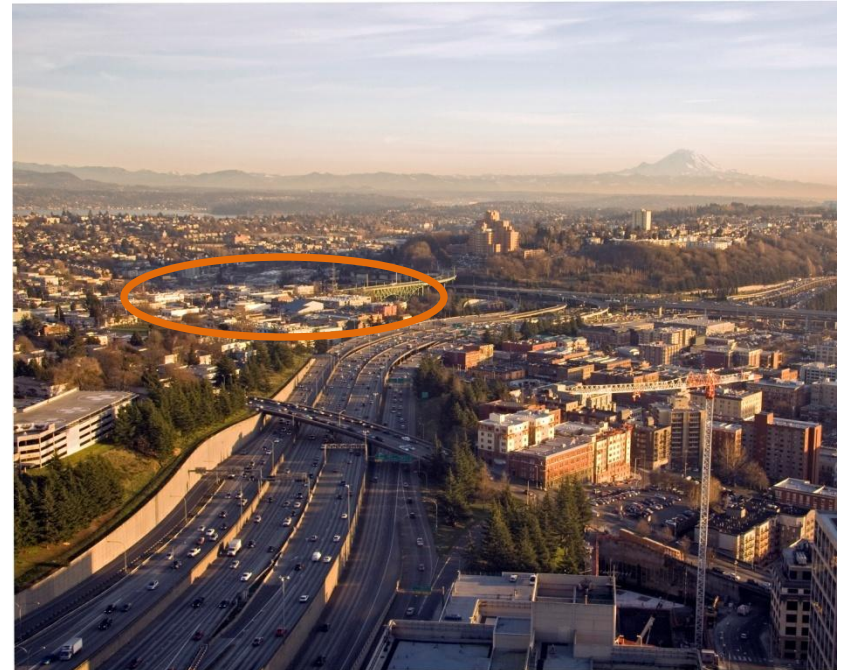


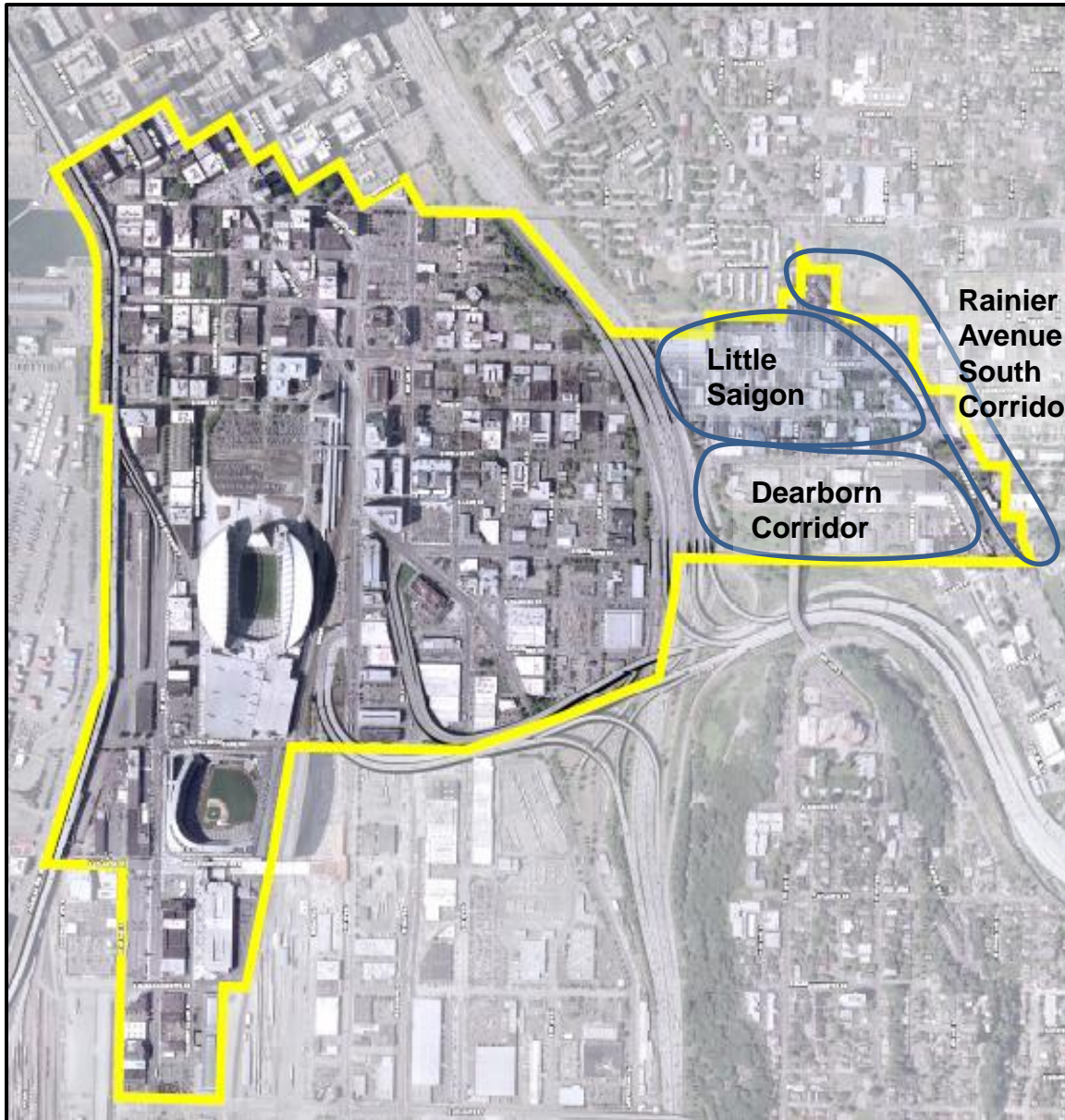
South Downtown Planning Area: Neighborhoods East of Interstate 5

Presentation to the City
Council Committee on the
Built Environment

June 9, 2010

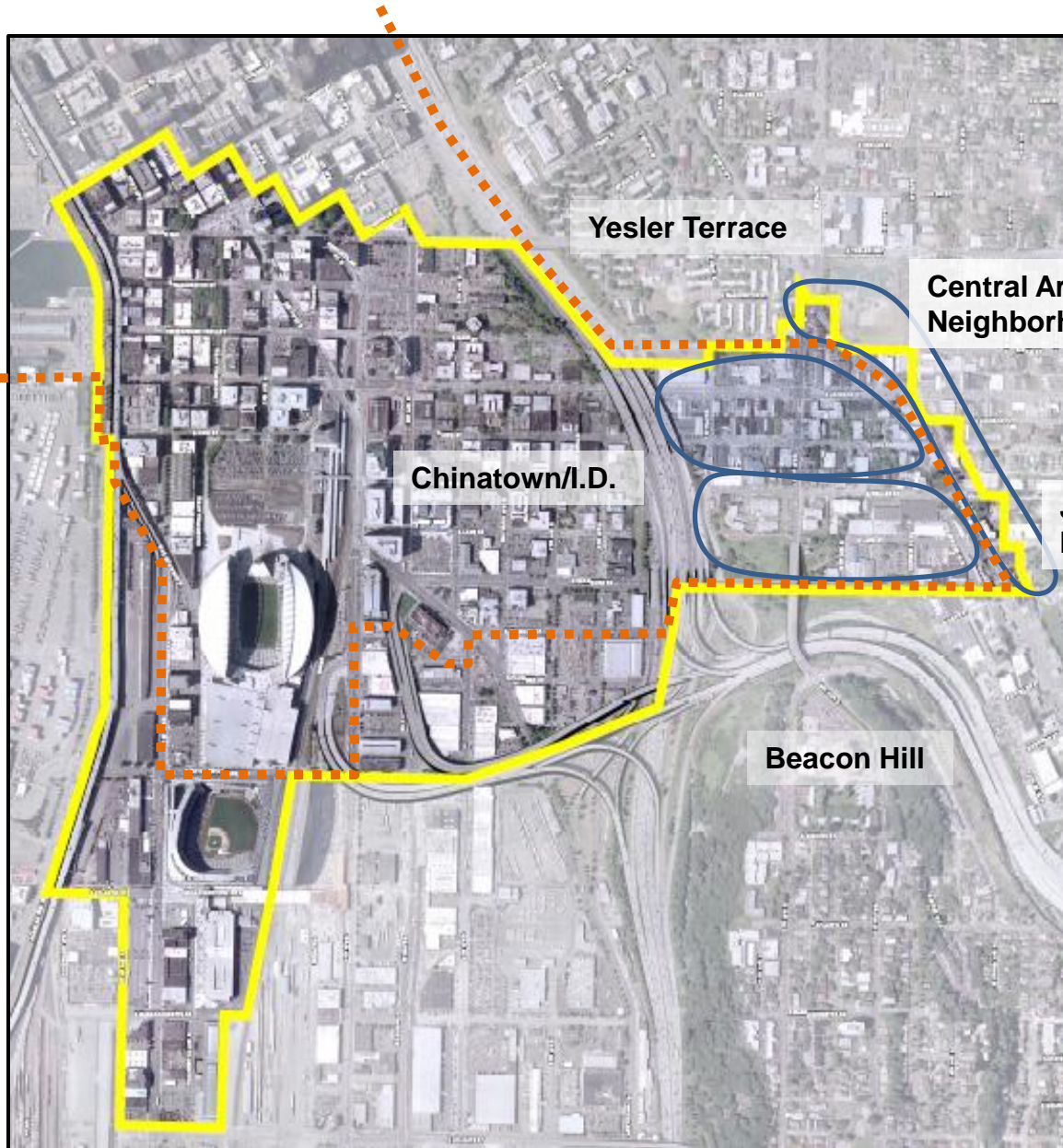
- Background information
- Considerations for future zoning and Land Use Code amendments for three sub-areas of South Downtown





South Downtown Planning Area

- Little Saigon
- Dearborn Corridor
- Rainier Avenue S



Neighborhood
Context

Yesler Terrace

Central Area
Neighborhoods

Chinatown/I.D.

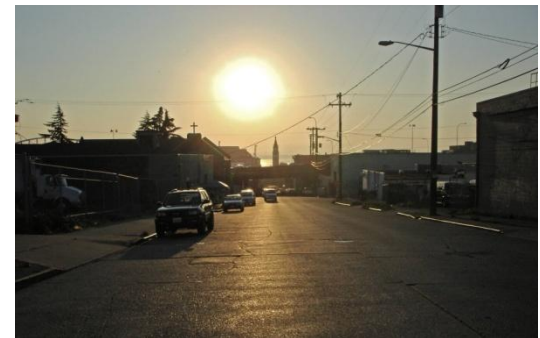
Jackson Place
Neighborhood

Beacon Hill

Denotes
Downtown Urban Center
boundary

Existing Conditions

- Eclectic mix of uses
- Southeast Asian small businesses, weekend shopping
- Commercial and Industrial zoning
- Very long blocks
- Downtown Urban Center



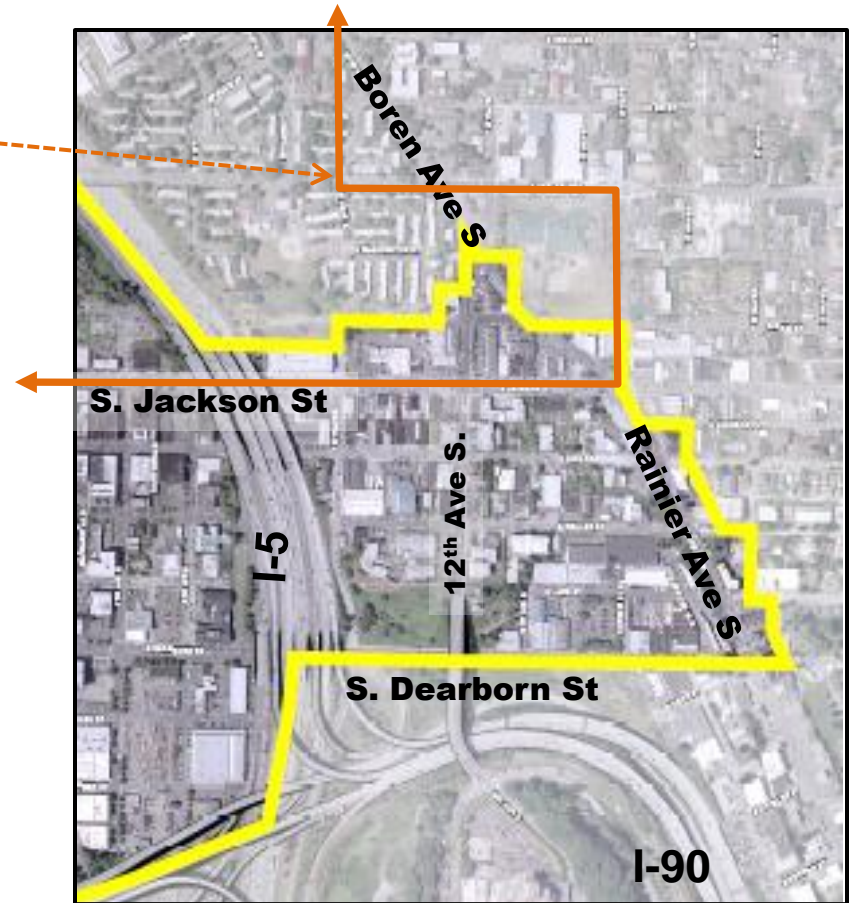
Community Engagement

- Community organizations
- Residential neighbors
- Property owners
- Businesses
- Outreach in native languages
- Urban design planning



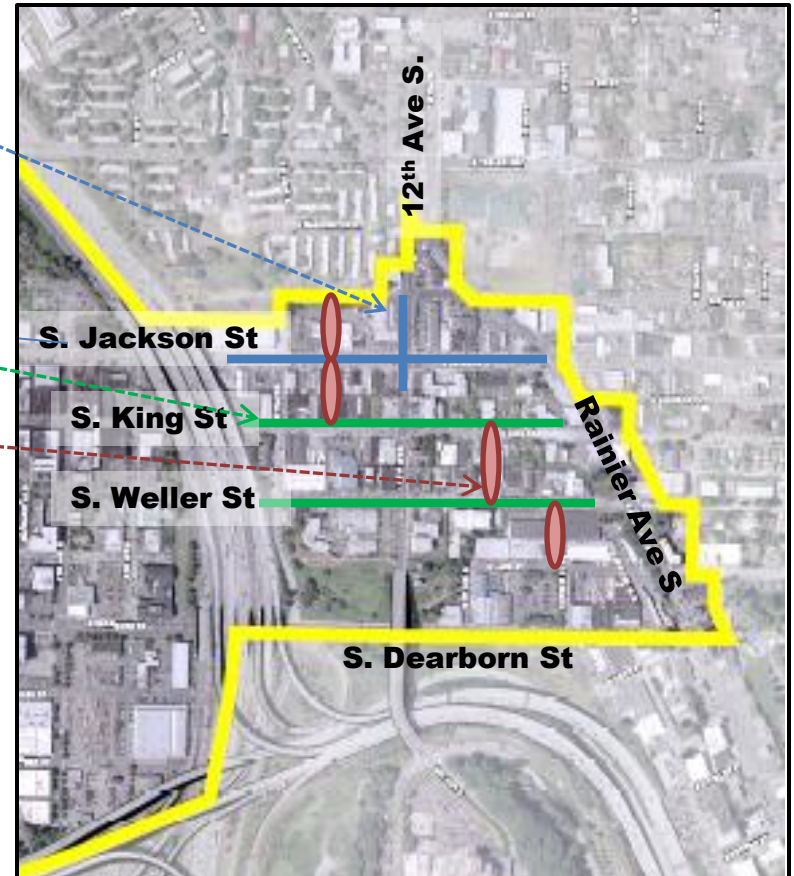
Transportation

- Streetcar project
- Parking
- Pedestrian network



Pedestrian Experience

- Street level retail uses & designs
- Green streets
- Potential mid-block corridors
- Sidewalk width and retail use of sidewalk space
- Landscaping



Mid Block Corridor



- Open space directly accessible from the sidewalk
- Open to the public
- Connecting north-south
- Open to the sky
- Average width 25' + larger open space
- 150 foot residential height incentive
- On lots at least 40,000 s.f. in size

Open Space

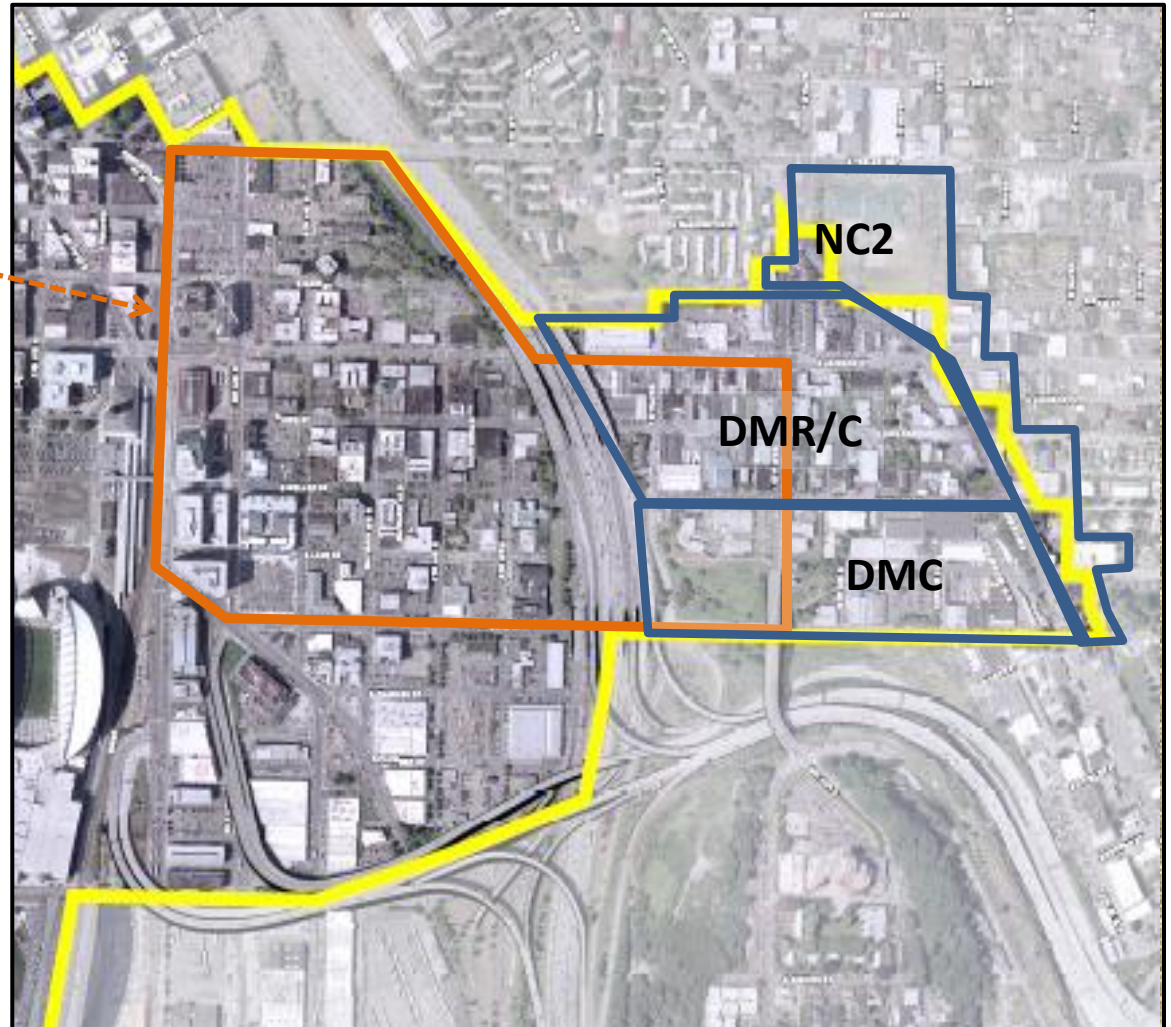
- Neighborhood open space
- Open space TDR/TDP



Historic Preservation and Culture

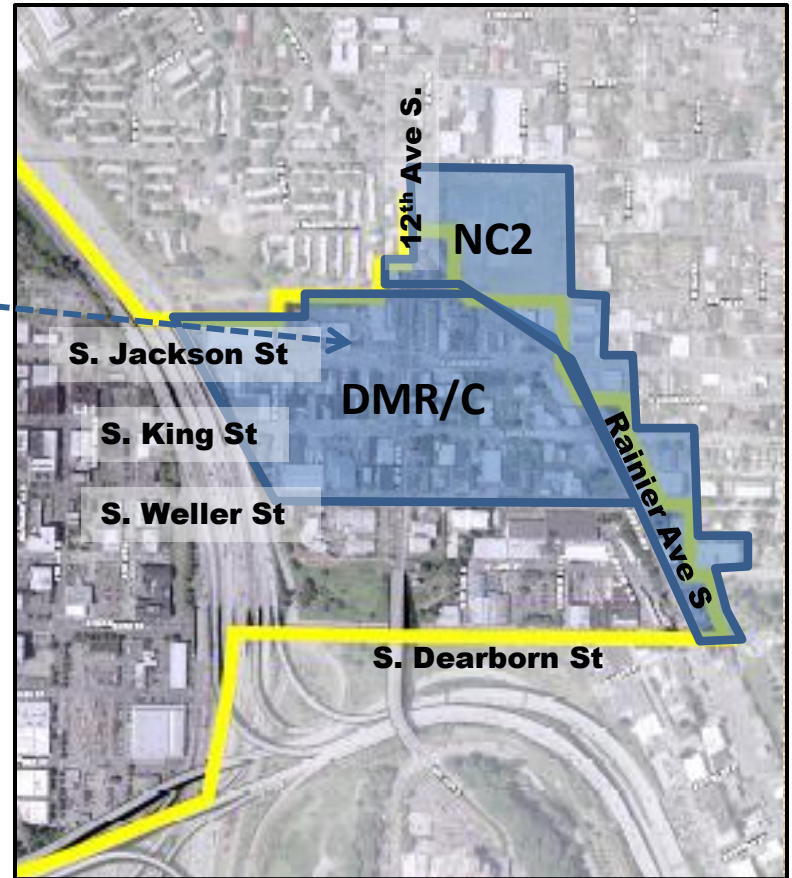
- International Special Review District
- Historic survey

(Proposed Zoning in Blue)



Small Business Environment

- Southeast Asian small businesses
- Retail size-of-use limits
- Business assistance (OED)
- Proposed height increase to 85 feet intended to allow gradual transition over time
- Street vending/ sidewalk use standards



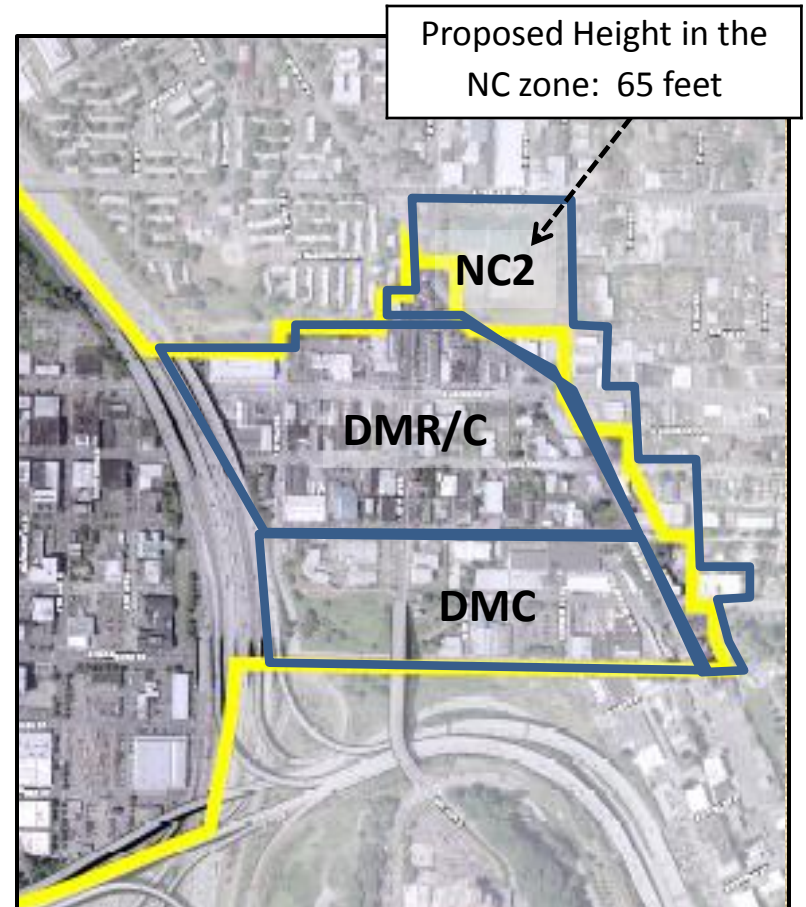
Housing

- Existing Zoning; residential not permitted in IC
- Proposed zoning; residential permitted throughout

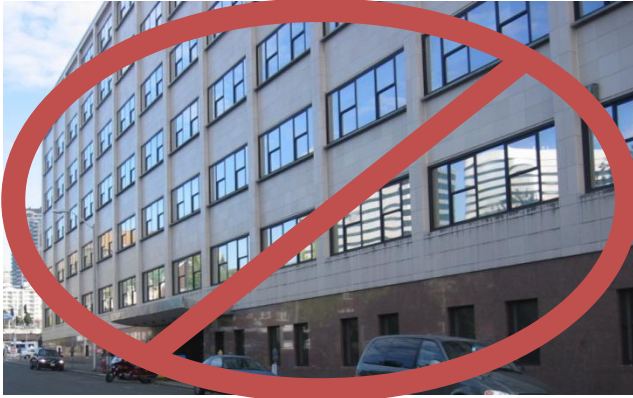


Height, Bulk, Scale

	Proposed DMR/C	Proposed DMC
Maximum Height Commercial	65 feet	85 feet
Maximum Height Residential	85 feet	85 feet
Maximum Height Residential with Mid-Block Pedestrian Corridor public amenity	150 feet	150 feet
Base Commercial FAR	2.5	3
Maximum Commercial FAR	4.25	5



Height, Bulk, Scale



- Façade Modulation
- Building setbacks at 45'
- Maximum wall dimension
- Lot coverage limits
- Street level development standards